

CHAPTER ONE

ACKNOWLEDGEMENTS

The Oaklawn/Sunview Neighborhood Steering Committee assisted in the development of the Oaklawn/Sunview Neighborhood Revitalization Plan. The Committee was comprised of representatives from the Oakview Neighborhood Association, the Oaklawn Improvement District, Community Housing Services, the Derby Recreation Commission, the Sedgwick County Sheriff's Department Community Policing Section, rental property owners, residents, and business owners. Discussion and review by the Steering Committee members occurred throughout the planning process, where input was received at various stages of the plan development process.

Special thanks to all of the participants who contributed their time and input throughout this planning effort.

This document represents only a beginning: true success will ultimately be achieved through cooperation and long-term commitment among the public and private stakeholders in the planning area.

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Sedgwick County Commission

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CHAPTER TWO

INTRODUCTION

PROJECT BACKGROUND

In late 1999, Sedgwick County, the Oaklawn Improvement District and Community Housing Services recognized that the Oaklawn/Sunview Neighborhood was in need of a planning study to develop strategies for the revitalization of the area. Many independent initiatives had been taken over the past several years by various interested groups, particularly the Oakview Neighborhood Association, to improve the area. However none of the initiatives comprehensively addressed the needs of the area and brought the full breadth of stakeholders into the planning process to achieve the desired results. Consulting proposals were solicited to develop a Neighborhood Revitalization Plan in early 2000, resulting in the work described herein.

PLANNING PROCESS

An initial list of stakeholders was created with staff for use in development of the Oaklawn/Sunview Steering Committee. The list included representatives from the Oakview Neighborhood Association, the Oaklawn Improvement District, Community Housing Services, the Derby Recreation Commission, the Sedgwick County Sheriff's Department Community Policing Section, rental property owners, residents, and business owners.

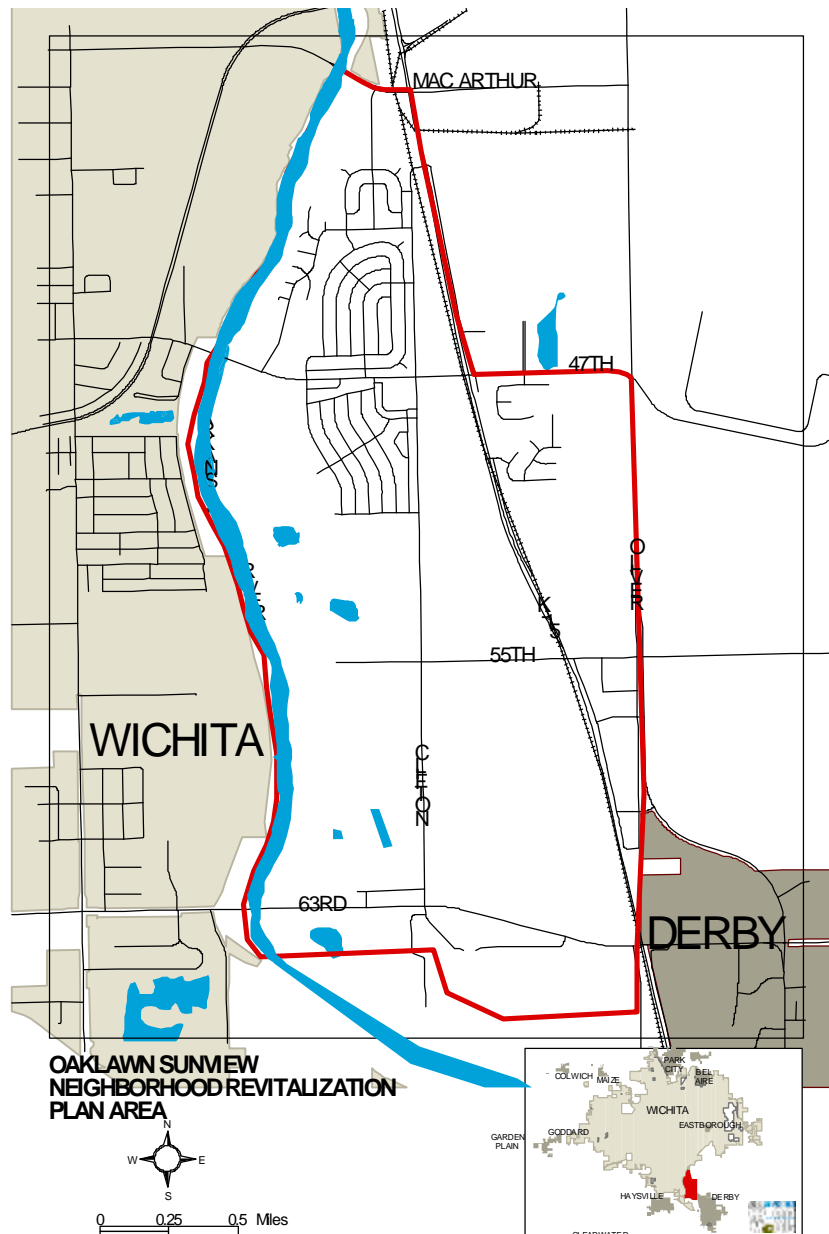
News articles about the planning process and the initial meeting in June of 2000 appeared in the *Wichita Business Journal* and the *Wichita Eagle*, both of which listed consultant contact information and invited reader response and involvement. Most discussions focused on issues and concerns within the Oaklawn and Sunview neighborhoods only. As a result, many of the initiatives are aimed at those needs.

An initial meeting with the stakeholder group was conducted in June of 2000 at the Oaklawn Community Center, 2937 E. Oaklawn (all stakeholder meetings were conducted at this location). At the initial meeting, consultants discussed the project scope and anticipated plan objectives and plan content. Maps of the planning area were available for review. Initial concentration was also dedicated to expanding the stakeholder mailing list.

Through a series of meetings, the Steering Committee identified, merged, and prioritized residents' and property owners' major issues of concern for the planning area and developed goal and strategy definition.

PLAN AREA

The boundaries of the Neighborhood Revitalization Plan area are: MacArthur Road on the north; K-15 on the east to 47th Street, then east on 47th Street to Oliver; Oliver on the east from 47th Street to approximately ¼ mile south of 63rd Street; west along the “line” approximately ¼ mile south of 63rd Street to the Arkansas River; then north along the Arkansas River to MacArthur. The map below graphically depicts the planning area.



CHAPTER THREE

Neighborhood Conditions

AREA HISTORY

The original Oaklawn plat was submitted for planning approval in 1951. The project was a joint venture of the Henry C. Beck Company of Dallas and the Utah Construction Company of San Francisco. Ownership was held by four subsidiary companies, the Peddicord Corporation; Oaklawn Development Corporation; Harrington Development Corporation; and Anchor Homes, Inc. Purchase price for the land totaled \$271,000.



The whole of the project, a 260-acre tract southeast of Wichita, called for 1,034 two and three bedroom homes in Oaklawn, and 190 units in Sunview Heights, immediately to the north. Lot sizes were generally 6,000 square feet (approximately 60 x 100-foot lots). All were to be rental properties. (A 1964 *Wichita Eagle* article indicates, however, that the homes were bought by Boeing employees with mortgages guaranteed by the Federal Housing Administration (FHA).) It was projected that the area would house defense workers and their families, totaling some 4,000 to 4,500 people. The houses were built during the Korean War when the employee total at Boeing reached a peak and there was allegedly a housing shortage in Wichita. The Defense Production Administration declared Wichita a critical area and emergency defense housing was authorized. At the time Oaklawn Addition was built, financing was difficult for private builders in Wichita to secure, and the move to declare Oaklawn a critical area for emergency housing was opposed by the Wichita Real Estate Board. The board corresponded with Kansas Senators in Washington opining that the government should not be permitted to build a great number of housing units when money was not available for private builders.

To be eligible for residence, persons had to have moved to the Wichita area since 1950 and be employed by the US Air Force, the four major aircraft manufacturers, or any of their subcontractors. The first units were completed and ready for occupancy in June of 1952.

Jack Counts, civil engineer who is touted as the mastermind of the project, said in 1952 that the houses at Oaklawn were built to last 50 years or more, with construction and finish equivalent to any FHA-approved home. Designated as defense units by the Federal Housing and Home Finance Agency (HHFA), all were privately owned and financed completely by private capital. Under HHFA regulations, the houses could not be offered for sale for a period of two years. Later, in 1964, Fred Mann, Kansas FHA Director in Topeka was quoted in the *Wichita Beacon* regarding the Oaklawn Addition, "These houses were built for a special purpose. They were

built in an emergency and the government did not calculate there would be any economic soundness. The original program houses could have been written off the records completely."

At the time of construction, the project was cited as "one of the largest housing construction projects in the history of Kansas." In addition to being the largest single housing construction project in the history of Kansas at that time, the rate of construction was also touted as somewhat of a record. At one point, the rate of construction was 20 units a day. The homes were of frame construction with colored, asbestos siding. The Oaklawn Management company, at that time, had its own water supply and sewage disposal system, and had organized a subsidiary utility company to handle these services. Plans were made for a shopping center at 47th and Clifton to include a grocery store, doctor's office, and a branch post office. Project offices and a fire station manned by volunteers were also to have been located at the commercial center. Temporary facilities for grade school students were being developed with the Derby School District, with a view toward construction of a permanent school building in 1953. High school students from Oaklawn would attend the Derby High School.

As the Oaklawn development was taking place, A.P. and Martha Asmann platted Sunview Heights immediately north of the Oaklawn area. Sunview Heights had a total of 187 lots and virtually all remain developed today.

When Boeing cut back production in 1959, the area had become the subject of abandonment as owners and tenants moved in and out. As payments on the Oaklawn houses defaulted, many of the properties were repossessed by the FHA. (A survey conducted by the Wichita Association of Homebuilders prior to 1964 showed 1,405 total houses in the area with 688 vacant.)

The early 60's saw Oaklawn as a decaying area, a conglomeration of paint-chipped, deteriorating dwellings with trash littered exteriors. In 1964, S & J Properties, Co., South Gate, California, purchased 721 houses in the Oaklawn Addition. The California company, owned by F. J. Russell, paid \$1,238,575 for the property which then included 523 two-bedroom, 190 three-bedroom and 8 four-bedroom houses. The company indicated it would spend a million dollars fixing up the homes, bringing them into the best possible condition, by adding new water heaters, new water softeners, and "anything needed." The company found the homes in surprisingly good shape at that time. The rejuvenated houses were to be operated on a permanent rental basis. Rental property was extremely scarce at the time. Oaklawn and Park City had caused a comparatively high vacancy rate in the Wichita area figures, and the rejuvenation of the area was seen as a positive benefit to the rental market, if it were done right. There was some speculation at the time of purchase, however, as to whether S & J Properties would do a good job in rehabilitating the property. One public official at that time cited a lack of zoning in the Oaklawn area as something that could pose a problem. This official was quoted as saying, "What has to be done to the property is most important. There are no zoning ordinances in effect out there, so anything goes. If the places are just patched up a little, it's going to have a negative effect."

By 1966, S & J's investment in the area appeared to have paid off: the population had increased to 3,500 with an ethnic diversity and the area had been changed from empty houses with deteriorated exteriors to rows of houses with new coats of brightly colored paint and well-kept lawns adorned with neat, metal trash containers. A majority of occupants were connected with

McConnell Air Force base and the local aircraft companies but members of the Wichita proper work force were also established as residents. Drawing cards for the area were cited as low rent and accessibility to work.

With the purchase and rejuvenation of the area by the California company, residents recalled the area being referred to as "blighted." The clean up seemed to stir a reaction among property owners to follow suit and improve their own properties as well as evidenced by this quote from Ernest Lee; "This...company came in here and painted and fixed up...Kinda made some of us old property owners ashamed... I'm going to paint my house and make some other improvements before too long." With the change in Oaklawn, enrollment in all the schools increased (Carlton Jr. High, Oaklawn Elementary, and Cooper Elementary). While the face of Oaklawn changed, the President of the Oaklawn Improvement District, James Harrison, didn't believe that the "true picture" of the area had always been painted of the community. Acknowledging problems in the area, he also pointed out that an improvement district has "its hands tied as to what it can and cannot do." He attributed much of those problems to the multi-faceted governmental structures, pointing out that the schools were controlled by Derby, the streets came under Riverside Township Authority, law enforcement came from the Sedgwick County Sheriff's Department, and nearby Sunview was a different Improvement District. The area benefited from the purchase, however, as residents also noted an increased in general participation and activity.

Fred Russell of S & J Properties also platted property at the southwest corner of the 47th Street and Clifton intersection in May of 1968 into a single lot for commercial purposes, containing approximately 7 acres. This was a replat of a portion of Oaklawn. The southeast corner of 47th Street and Clifton was platted by Mr. Russell in 1976 into 3 commercial lots totaling approximately 5.5 acres. Only about half the commercial property in these two plats has been developed, with a large section of the property on the southwest corner undeveloped.

The 1960's also brought the platting of Pennaire Mobile Home Park Addition. This property is still under development as new street and utilities are extended. Presently, there are 167 lots occupied with single-wide and double-wide manufactured homes. Since this is a park development, the units are not to be placed on permanent foundations, but blocked, tied-down and skirted.

The remaining residential developments were platted throughout the 1970's and 1980's, including Wood River Addition and Wood River 2nd Addition (north of Oaklawn, west of Sunview Heights), both of which feature single-wide manufactured homes in generally poor condition. Deer Lake Estates (south of 47th Street and east of K-15) was platted in 1980 with 177 lots, virtually all of which have been developed.

None of the other "residential" developments within the study area are contained in platted developments. The largest concentration of such development exists between K-15 and Oliver and stretching from 55th Street on the north to 63rd Street on the south. This area contains primarily residential uses, however a few commercial businesses exist nearer to 63rd Street. These properties were created prior to the adoption of regulations governing rural development and the lots were established in a "hodge-podge" manner with no forethought to providing urban-level services. As a result, annexation or the future extension of urban-level services may be difficult.

The properties on either side of K-15 north of 63rd Street have developed commercially. These are essentially the only commercially developed properties within the study area. A large area of undeveloped, unplatted commercial property exists south of MacArthur between K-15 and Englewood.

In August of 1988, the Walt Keeler Company and Richard Hardison recorded the plat of Keeler Industrial Tracts along the east side of Clifton about ¼-mile north of 47th Street. This is an industrial property containing 6 lots of varying size, only one of which has developed. Immediately north of that development, O.J. and Flossie Linscott recorded the plat of B and F Addition as a single-lot industrial property. The land is presently developed.

The remaining industrial property is the land at the southwest corner of 47th Street and Oliver. It was developed as the Chelsea Industrial Park and the Chelsea Industrial Park 2nd Addition by Jeffrey and Lynne Greenberg. The Chelsea Industrial Park Addition was recorded in March of 1985 and the Chelsea Industrial Park 2nd Addition was recorded in November of 1987.

The remainder of the land within the study area is considered agricultural and has considerable development constraints that will limit the development potential. Combining the floodplain concerns, with general drainage problems and the approach zones from McConnell Air Force Base runway, the properties toward the south end of the study area will likely see little development for some time.

OAKLAWN/SUNVIEW IMPROVEMENT DISTRICTS

The Oaklawn and Sunview areas are provided limited utility services through the establishment of Improvement Districts, “quasi-governmental” entities established in the early 1950’s with very limited authority under state law. Each Improvement District has three (3) elected officials serving on the Improvement District Board. Presently, the Improvements Districts only provide sewer service to the properties within the district. However at one time the water utility service was provided through the districts. Water service is from the City of Wichita and has been since the early 1980’s.



Oaklawn Improvement District Office in Oaklawn

Residents of the Oaklawn and Sunview area debated the future status of the Improvement Districts and the possibilities of either annexation by the City of Wichita or incorporation as a City of the 3rd Class. It appears the issue is on hold at this time; however at some point the matter will be addressed again. The issue was one of the “areas of concern” identified by the stakeholders in the area, but it ranked last of the issues listed and was viewed by the vast majority of stakeholders as being of low importance in relation to the other concerns identified. This plan assumes that no change will occur in the immediate future on this issue and that any implementation actions will not include any incorporated city.

DEMOGRAPHICS

Census data for the study area has been compared here in two different ways. First, the Oaklawn-Sunview area is an identified Census Designated Place, or “CDP”. As defined in the Census Bureau materials, CDP’s are “densely populated settled concentrations of population that are identifiable by name, but are not legally incorporated places.” The Oaklawn-Sunview CDP geographically encompasses the “platted” portion of Oaklawn and Sunview, but does not include all of the study area. Census Tract 58, however, is a larger geographic area (2.5 square miles) covering most of the Plan’s defined study boundaries (except for the area south of 55th Street and west of K-15 which is very sparsely populated.) For purposes of this Plan, Census Tract 58 data is the most applicable and should be treated as the most reflective of the study area.

The data that follows is listed for the Oaklawn Sunview CDP, Tract 58, and for comparison purposes, Sedgwick County.

	CDP 1990	CDP 2000	Tract 58, 1990	Tract 58, 2000	County 1990	County 2000
Total Population	3,240	3,135	4,274	4,495	403,662	452,869
Median Age	25.8	27.3	26.8	Not available	30.8	33.6
White	2,527 (77.9%)	1,996 (62.7%)	3,484 (81.5%)	3,019 (67.2%)	345,173 (85.51%)	359,489 (76.38%)
African American	314 (9.7%)	280 (8.9%)	351 (8.2%)	313 (7%)	36,061 (8.93%)	41,367 (9.13%)
American Indian	85 (2.6%)	75 (2.4%)	105 (2.5%)	85 (1.9%)	4,556 (1.13%)	5,041 (1.11%)
Asian	264 (8.1%)	485 (15.5%)	279 (6.5%)	480 (10.6%)	8,728 (2.16%)	15,137 (3.34%)
Hispanic	119 (3.7%)	356 (11.4%)	146 (3.4%)	419 (9.3%)	17,435 (4.32%)	36,397 (8.04%)
Total Housing Units	1,166	1,179	1,605	1,753	170,159	191,133
Occupied Housing Units	1,045	1,056	1,438	1,579	156,571	176,444
Vacant Housing Units	121 or 10.4%	123 or 10.4%	167 or 10.4%	174 or 11.0%	13,588 or 7.99%	14,689 or 7.68%
Homeowner Vacancy Rate	3.3%	3.1%	4.7%	3.9%	2.1%	1.8%
Rental Vacancy Rate	15.4%	9.9%	16.2%	13.9%	11.8%	11.5%
Owner-Occupied Housing Units	584	507	916	926	99,753	116,719
Renter-Occupied Housing Units	461	549	522	653	56,818	59,725

The following observations can be made from the foregoing census data. The Oaklawn Sunview CDP has seen a population decrease of 105 persons over the past ten years, but the larger area has seen a population increase of 221, indicating that growth has occurred outside Oaklawn-Sunview proper. The development of Pennaire Manufactured Home Park and a general change in the household size can be identified as the primary reasons for this condition. The other residentially developed areas within the study boundary have remained fairly stable in the past ten years.

The median age in the CDP has increased by 1.5 years from 25.8 to 27.3 in the past ten years. While the information for Tract 58 is not available at the time of this report, the general data shows the population is growing older but is still younger than the countywide population, which has a median age in 2000 of 33.6 years.

The area's racial composition has changed dramatically in the past ten years. The Asian and Hispanic populations in the area have increased dramatically in both the CDP and Tract 58, while the White and African American populations have decreased. The Asian and Hispanic communities now constitute the largest and second largest minority populations in the area, respectively. Census Tract 58 also shows an Asian population approximately 3 times higher than the percentage countywide. The other "minority" race designations are all generally higher than the percentage for the same designations countywide, except for the black population, which is lower than the countywide figure. As a percentage, the white population figure is lower than the countywide totals as well. This indicates a greater ethnic mix within the neighborhood.

The 2000 housing data for both Census Tract 58 and the Oaklawn Sunview CDP data reflects interesting trends that are worth note. While the total housing units and occupied housing units numbers have remained relatively stable in the Oaklawn Sunview CDP, the total has risen for Tract 58 by 148 units, mostly within the Pennaire Manufactured Home Park. The vacant housing units are 10.4% of the total within the Oaklawn Sunview CDP and 11% within Tract 58, which is higher than the countywide total of 7.68%.

Ironically, the 2000 rental vacancy rates within the Oaklawn Sunview CDP (9.9%) is lower than the county rate (11.5%), but Tract 58 (13.9%) is higher. And the homeowner vacancy rates for both are higher than the county rate (3.1% and 3.9% versus 1.8%). It is our conclusion the higher vacancy rate of homeowner units is attributable to a general lack of financing for improvements to make the units livable and/or mortgagable. As a result, the units usually are acquired by people who can make the improvements necessary to place the unit back on the market as a rental unit.

The Census data verifies statements made by the stakeholders that a large Asian population exists within the area and needs to be targeted in the outreach strategies of this plan and that an aging population would be well served by a long-term approach in services. Housing trends indicate a somewhat higher percentage of vacant housing units in the area compared to Sedgwick County and further indicate that residents own and rent units almost equally (contrasted to more significant ownership numbers countywide).

CURRENT LAND USE

As previously noted, the bulk of the defined planning area is zoned single family residential or rural residential. A small area of industrial zoning exists between K-15 and Clifton to the north end of the planning area. Limited and general commercial zonings are located in the northern portion of the planning area (south of MacArthur); along portions of the intersection at 47th and Clifton; northwest and southwest corners of 55th Street South; and interspersed along the west side of south Oliver. Significant amounts of the areas zoned limited and general commercial remain undeveloped and vacant. For the general land use patterns see the Existing Land Use Map.

UTILITIES AND COMMUNITY INFRASTRUCTURE

As noted in the Area History section of this plan, water service is presently extended to the Oaklawn Improvement District and the Sunview Improvement District by the City of Wichita. Presently the water lines are owned by the City of Wichita and all maintenance and improvements are scheduled through the City of Wichita.

The sewer service in the improvement district areas are owned and managed by the Improvement Districts, however treatment is through the City of Wichita plant located west of the Arkansas River on the east side of Hydraulic north of 63rd Street. According to representatives from the Oaklawn Improvement District, sewer service billing is included with the water bill and the monies collected for sewer usage is sent to the improvement district. The improvement districts pay the City of Wichita for treatment services.

Any maintenance or improvements needed on the sewer distribution system are the responsibility of the improvement districts. The Oaklawn system was rehabilitated in about 1980 when the system was equipped with an “Insituform” system. This essentially is a “pipe within a pipe” treatment that is intended to improve the flow and efficiency of the system. The district personnel have indicated the work was successful and the existing system is operating as designed. New sewer construction in the Pennaire development is being installed as needed.

The standards and specifications for all new construction are consistent with standards in the City of Wichita. A review of the line sizes serving the area show sufficient capacity to accommodate the planned additions yet undeveloped. In general, the “built-up” area of Oaklawn and Sunview north of the Pennaire development collect into a 20” main that crosses the Arkansas River and flows to the Wichita Sewage Treatment Plant.

Another 27” “interceptor” flows along Clifton from the north and connects with a 30” main just south of 55th Street, which flows west across the Arkansas River to the Wichita Sewage Treatment Plant. A combination of gravity flow and lift stations to the south and east of this line will provide adequate sewer capacity for the undeveloped area.

There have been residential development proposals reviewed for this area in the recent past and the Oaklawn Improvement District, which has jurisdiction for this area, has approved the plans. However, none of those development projects has occurred. These have primarily been

residential proposals but the restrictions of the Airport Overlay District have limited the ability of this area to develop residentially.

The other “utilities” supporting the area (i.e. electric service, gas service, telephone service) are sufficient to support additional growth. Standard procedures for extension of these services are in place for all new development that will occur in the future.

The issue of “drainage” is addressed in the section titled “Surface Drainage and Flood Plains.” However, closely associated with the surface drainage within the neighborhoods is the street system itself. The newer streets within Pennaire and Deer Lake Estates are well designed, well constructed and in very good condition. None of the problems discussed herein with respect to surface drainage was identified in these areas.

However, the Oaklawn and Sunview neighborhoods need attention. The most significant deficiency identified was with the curbs and gutters, followed closely by the sidewalks. The past overlays on the streets have reduced the efficiency of the curbs and gutters, and the curbs, gutters and sidewalks have been severely impacted by the residents driving across and parking on these improvements. The result is a broken and ineffective curb and gutter system that fails to provide proper flow of storm waters. As noted herein, all this contributes to the overall deterioration of the street/drainage system. A redevelopment plan is recommended for the residential streets in the Oaklawn/Sunview neighborhoods to rectify these problems, and is included in Chapter Six.



Hemlock/Juniper in Oaklawn

HOUSING CONDITIONS AND OWNERSHIP EVALUATION

The housing units within the study area are of a mixed variety. The vast majority of houses within the Oaklawn and Sunview developments date from the 1950's. As noted earlier, approximately 46% of the 1,056 occupied housing units in these developments are renter occupied, according to the 2000 Census, up 2% from 1990 data.



By and large, the housing stock is in the \$20,000 to \$40,000 price range. About one-third of the residences in the Oaklawn and Sunview developments are three bedrooms units. The remaining two-thirds are two bedroom units. Even though the Oaklawn and Sunview areas are zoned single family; a number of manufactured homes have been located in the developments, mostly concentrated in the southwest portion of the Sunview area.



Separate manufactured housing areas are located south of Oaklawn (Pennaire Mobile Home Park) and at the northwest corner of the Sunview area (Sunview Mobile Home Park). The Pennaire Mobile Home Park is relatively new and expanding, and the units placed there are in good condition and the lots are well maintained. Presently, a total of 160 spaces are developed and occupied. The Sunview Mobile Home Park is much older, has a mixture of newer manufactured homes, older mobile homes, travel trailers and motor homes occupying the lots with a combined total of 154 units. In general, this development has a higher percentage of poor quality homes and lots in general states of disrepair (approximately 60%.) The Deer Lake Estates development south of 47th Street and east of K-15 is a newer, single-family development that is fully built out. The homes are of moderate price and are in very good condition. The Sedgwick County Appraiser's Office has provided maps of the Oaklawn/Sunview Neighborhood area showing the "value ranges" and the "conditions, desirability & utility" ratings maintained within the County's records. Those maps are contained herein for use in this Plan.

The streets, curbing and sidewalks in both the Oaklawn and Sunview residential areas are generally in fair to poor condition. Due to small lots and limited on-site parking, vehicles are parked on the sidewalks and in yards, contributing to the rapid deterioration of the improvements and the general poor appearance of the neighborhoods.

EXISTING LAND USE

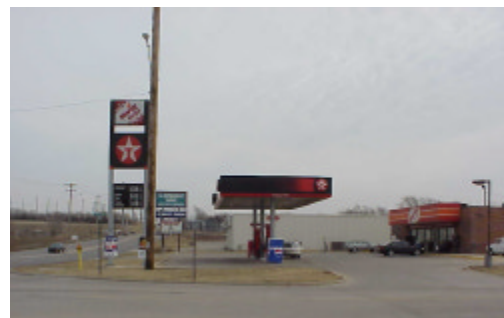
In addition to the residential sections, the planning area's business district consists primarily of the Midway Square Commercial Center southwest of Clifton and 47th Street. Residents have need of the existing businesses located at Midway Center as well as need for additional businesses in that location. Residents have expressed interest in a grocery store and fast food establishments. Consultants support the market study currently underway (initiated by Sedgwick County) to verify what commercial mix is workable at this location. Some businesses currently located at Midway Square Commercial Center include Reno Chiropractic, Dollar General, Two Sisters Taco Shop, a liquor store and tattoo parlor. Also located at Midway Square is the Cottage Grove Baptist Good Neighbor Center that distributes clothing to the needy. There are additional spotted areas of retail and commercial development within the study area. On the southwest corner of Clifton and 47th is the Silhouette Club. The southeast corner has a convenience store, Xcitement Video, Camelot Cinema and a car rental and sale company. The northeast corner has a smoke shop and tire repair facility. Another convenience store is located at the southwest corner of 47th and Oliver; and the northwest corner of Oliver and 63rd houses a trailer sales facility. (SEE EXISTING LAND USE MAP)



Commercial development at Midway Square



NE corner of 47th and Clifton in Oaklawn



SE corner of 47th and Clifton in Oaklawn

SURFACE DRAINAGE AND FLOOD PLAINS

The main “infrastructure” issue within the area is storm drainage. The stakeholders repeatedly expressed concerns about “drainage” and the need to make improvements. On further analysis, the drainage issue is best evaluated at two levels. First is the larger “watershed” drainage in the area that must be accommodated in all development that occurs in the future, whether public or private. This issue is being addressed within the overall Drainage Study being conducted by Sedgwick County for the watersheds in the southeastern part of the county. Specific plans and projects are identified within that report, listed below and incorporated by reference herein. Also, the generalized non-official “floodplain” on the Development Constraints Map, which is under reevaluation, will prevent much of the area from developing further.

The second “level” is the surface drainage within the neighborhoods, primarily occurring within the confines of the street system and controlled by the curbs and gutters and open ditches within the area. Overall, the surface drainage within the neighborhoods can be rated as fair to poor. Numerous locations exist that do not allow drainage due to grade levels of the streets. This results in ponding at intersections and along certain curb and gutter locations between intersections. These become even more serious during times of cold weather when the ponding freezes and creates traffic hazards. Further, the ponding water contributes to an increase in deterioration of the street surface because of seepage into the sub-base of the roadway. All this combines to impact the appearance of the neighborhood and a sense of frustration by the residents that the problems go unattended.

While localized street drainage issues are the jurisdiction of Riverside Township and/or the Oaklawn and Sunview Improvement Districts, the Sedgwick County Commission funded significant improvements to the study area in March of 2001 as part of Sedgwick County's first drainage CIP. The Phase II East Subbasins of Southern Sedgwick County Drainage Study Report prepared for the Sedgwick County Board of County Commissioners by Professional Engineering Consultants in November, 2000, provides a drainage analysis of that area. Nineteen (19) projects within the Drainage Study Area were identified as needed to resolve identified drainage problems, seven (7) of which are in the Oaklawn/Sunview Study area. Sedgwick County Commission identified six (6) projects for funding in the first year of the county's first Drainage Capital Improvement Plan.



Open ditch drainage along south side of MacArthur



Standing water along Idlewild in Oaklawn



Open drainage to Arkansas River in Sunview MHP

Of the six projects funded, three address drainage issues in the Oaklawn/Sunview Study Area. The project fully funded for 2001 is identified in the Study as the “Greenhaven Drainage Channel.” The project will widen the drainage channel and concrete line it to accommodate drainage flows. The project is funded for \$675,000.00 and is for design and construction in 2001.

The Idlewild project, which will rebuild the street pavement and curbs and gutters along Idlewild and its intersecting streets, is funded at \$60,000.00 for design in 2001, with construction scheduled for 2002. Total projected costs in the CIP are \$577,904.00.

The other improvement listed in the current drainage CIP for partial funding in 2001 that will have direct impact on drainage issues in Oaklawn is the interceptor channel at 47th Street South and Clifton Avenue. This project will improve the drainage from that intersection to the south and is funded at \$60,000.00 for design and has a total project projected cost of \$311,330.00.

The other four projects in the Oaklawn/Sunview area are:

- Channel realignment at Clifton and 57th Street South,
- Reconstruction of road ditches along Clifton from 47th Street South to 57th Street South,
- Channel realignment and improvement at 55th Street South and Oliver, and
- Construction of a training levee east of Clifton at 55th Street South.

Funds for the improvements in the Oaklawn / Sunview area will be derived from bonds and will not be assessed to property owners in the study area.

The study area's floodplain impacts are generally limited to the land area adjacent to the Arkansas River. Floodplain maps show a significant portion of the undeveloped land within the Study Area being subject to flooding. There are also areas within the developed portion of the Oaklawn/Sunview Neighborhood that are identified on these "official" maps as being subject to the floodplain, even though the residents and stakeholders dispute that designation. The stakeholders expressed interest in having the area more fully studied in order to determine specific flood elevation data to accommodate future development within these areas. Presently, that work is being done and revised floodplain maps are expected in the near future.

The presence of the floodplain south of Pennaire is a significant limiting factor to future development of this area. The impact of the improvements planned for storm drainage may create an opportunity to remove portions of this land from the 100-year floodplain and provide more area for future development, which should help attract more private investment in this area. It is recommended that efforts be made to fund a full study of the area in order to establish specific floodplain elevation data.

OTHER DEVELOPMENT CONSTRAINTS

One of the challenges for future development in the Study Area is the restrictions imposed by the Air Installation Compatible Use Zone (AICUZ) for nearby McConnell Air Force Base. The study was first released in 1981 and subsequent revisions were submitted to the Wichita-

Sedgwick County Metropolitan Area Planning Department in 1987, 1991 and 1992. The current document is dated 1994 and shows a received date of October 14, 1994.

Among other provisions of the study, Section 3 identifies the Land Use Compatibility Guidelines for the area impacted by the Noise Zones (reflected as noise contours in decibels) and the Accident Potential Zones (APZ). These factors are mapped and a Land Use Compatibility Table outlines the recommended land uses acceptable within each of the Noise Zones and APZ's. A representation of these areas is shown on the Development Constraints Map attached.

The AICUZ study also proposes a Future Land Use Map (Figure 7 in the study) for the general area. Its recommendation for the land within the Oaklawn/Sunview Neighborhood Revitalization Plan area is generally consistent with the recommendations made in this plan. However, this plan does recommend a greater area of warehousing and light manufacturing along the southern portion of the Study Area as shown in the Future Land Use Map herein. The rationale for this recommendation is found in that section of this Plan.

As a further development constraint, it is noted that neither the City of Wichita nor the City of Derby currently plan to extend utilities into the southern portion of the planning area through 2030. Obviously this will affect any future development of a more intensive nature and will limit the development potential accordingly.